



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**28 SAVANNA Link, Calgary T3J 2H3**

MLS®#: **A2168419**

Area: **Saddle Ridge**

Listing Date: **09/25/24**

List Price: **\$829,000**

Status: **Active**

County: **Calgary**

Change: **-\$900, 23-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2021**

Finished Floor Area

Abv Sqft: **2,277**

Low Sqft:

Ttl Sqft: **2,277**

Lot Information

Lot Sz Ar: **3,412 sqft**

Lot Shape:

DOM

**34**

Layout

Beds: **4 (4 )**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Garden,Playground**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Bathroom Rough-in,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Smart Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 5`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 9`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 10`5"</b>	<b>Foyer</b>	<b>Main</b>	<b>10`9" x 13`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 16`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`10" x 12`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>10`8" x 10`5"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`5" x 8`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`4" x 15`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 12`7"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`4" x 13`3"</b>	<b>Laundry</b>	<b>Upper</b>	<b>6`7" x 5`4"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>9`4" x 5`2"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>18`0" x 15`1"</b>

Title: **Fee Simple**  
Legal Desc: **2011762**

Zoning: **R-G**

Remarks

Pub Rmks: **\*\*\*Checkout the Cinematic Video Tour\*\*\*Step into a world where elegance meets convenience in this splendid front-drive home, located in the highly desirable neighborhood of Savanna. Thoughtfully designed for modern and luxury living, From the moment you enter the grand, open-to-below foyer, the upgraded finishes throughout set the tone for the luxury within. At the heart of this home is an upgraded kitchen featuring high-end appliances, a gas range, a high CFM chimney hood fan, and an extended island—perfect for culinary creations and seamless entertaining. The bright white upgraded lighting, illuminates the entire space, adding a sophisticated glow. The expansive dining and living areas flow effortlessly, while the convenience of a bedroom and full bathroom on the main floor ensures comfort for all. Upstairs, upgraded carpeting complements the grand bonus room with its vaulted ceiling. The upper level has been custom-designed with two oversized master bedrooms, each offering unique luxury. One master features French doors, an ensuite with a tub, standing shower, dual sinks, and a spacious walk-in closet, while the second master shares a Jack and Jill bathroom for added convenience. Also on the upper floor, you'll find a good-sized third bedroom and a conveniently located laundry room. The home also features an 865 sq. ft. unfinished basement with a 9-foot ceiling, complete with a bathroom rough-in—perfect for future development. Additional upgrades include upgraded doors and hardware, enhancing the home's refined feel. Located just steps from scenic walking paths, playgrounds, and the Savanna Bazaar Shopping Centre, this home offers convenience at your doorstep—whether you're heading to the grocery store, medical clinics, or local dining spots. With easy access to major roadways and the Calgary International Airport, this community provides both serenity and connectivity. Don't miss this opportunity to experience a lifestyle of elegance, sophistication, and convenience in one of Calgary's most sought-after neighbourhoods. Occupied since December 2022, this home is only two years old. Book your private tour today!**

Inclusions: **window coverings**  
Property Listed By: **Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









